



Lake County Department of Growth Management
Planning and Community Design Division

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PRESUBMITTAL REVIEW COMMENTS

To: Jennifer Meyers, Development Review Supervisor
Through: Alfredo Massa, Chief Planner
From: Stacy Allen, Senior Planner
Re: Gupta Plaza Office Complex Presubmittal Comments
Date: June 5, 2007 **DRS MEETING DATE:** June 14, 2007

TYPE OF DEVELOPMENT:

☐ Residential Subdivision ☐ Multi-Family Site Plan ☒ Commercial Site Plan ☐ Industrial Site Plan
☐ Other (specify):

Proposed Use of Property: 43,800sf office complex.

ZONING AND LAND USE:

The site is located in the Clermont area east of the intersection of CR 455 and CR 50, and south of Florida's Turnpike. The property consists of 18.24+/- acres with 5.81+/- acres of uplands and 12.43+/- acres of wetlands. It is located within the Urban Expansion Future Land Use Category (FLUC), the Lake Apopka Basin and the Clermont Joint Planning Area (JPA). The property is zoned Planned Commercial (CP), Ordinance #2005-22.

WILL REQUIRE REZONING: ☐ Yes ☒ No **TO WHAT ZONING?**

WILL REQUIRE FLUM AMENDMENT: ☐ Yes ☒ No

DEVELOPMENT REVIEW

(items / issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received?

No outside agency approvals have been received at this time. A St. Johns River Water Management District Stormwater Permit will be required.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed?

There are wetlands located on the property. Copies of any permits required by local, state or federal agencies shall be submitted with the site plan application.

Is an Environmental Assessment required?

A preliminary environmental assessment will be required prior to any clearing or grubbing of the site.

Floodplain info provided?

Flood plain information shall be provided on the site plan.

Landscape and other buffers provided?

No landscape plan was provided. A Landscape Plan meeting the requirements of LDR 9.01.04 and 9.01.06 will be required to be submitted with the site plan that shall meet the requirements of LDR 14.09.00 for review prior to any development permits being issued.

The landscape buffer requirements are determined by adjacent zoning:

North – abuts R-1 Zoning District (ZD) and the Turnpike – Type C,

South and East – abuts Agriculture ZD - Type C,

West – abuts PUD ZD – Type B.

A Type C buffer is 20' in width and consists of six (6) canopy trees, five (5) ornamental trees and a double row of shrubs per 100 lineal feet.

A Type B buffer is 15' in width and consists of four (4) canopy trees, three (3) ornamental trees (optional) and a single row of shrubs per 100 lineal feet.

Parking (including for bicycles), loading and waste disposal?

All vehicle parking and bicycle parking shall meet the requirements of 9.03.00 as applicable. The uses of convenience retail, general retail and general office all require one (1) space per two-hundred (200) square feet of gross leasable area (1sp/200sf gla) and handicap parking per building code.

Access Management and ROWs correct?

No comment, to be reviewed by Public Works.

Water/sewer plans?

The City of Clermont states that capacity is available to serve the development with central water and sewer.

Setbacks shown/correct?

According to LDR 3.02.05, the required building setback from all rights-of-ways and right-of-way easements shall be 50 feet. The side and rear setbacks are the width of the required landscape buffer as stated above. There is a 25' upland buffer landward from the jurisdictional wetland boundary where no land disturbance can occur and a 50' building setback.

Memo

To: Stacy Allen, Sr. Planner
From: Brian Hawthorne, Fire Inspector
Date: 5/9/2007
Re: Fire Comments, Gupta Plaza- Office Complex

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Information is Sufficient for Review.

Staff Comments:

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Lake County Minimum Fire Flow Requirements. Hydrants shall be provided based on minimum fire flow calculations. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

All required hydrants, and additional hydrants required by the Clermont JPA shall be installed in accordance with the following requirements:

CLERMONT JPA NOTES

Fire hydrants.

1. *Placement and spacing.* Fire hydrants shall be installed at all street intersections and at intervals between street intersections not to exceed the distances listed in the table in subsection (e) of this

section. Prior review and approval of plans by a fire official shall be required. Approved plans shall indicate hydrant location, main size, and other pertinent criteria required by the Utility Provider. This requirement shall be in effect for water lines installed anywhere in the JPA, within the City or the unincorporated area, and within and without any proposed development.

2. *Sprinkler or standpipe systems.* Where a sprinkler or standpipe system is provided, a fire hydrant shall be located at least fifty (50) feet away from the structure, but not more than one hundred (100) feet away from the fire department's connection for the system.

3. *On-site hydrants.* When buildings, other than one- and two-family dwellings, are situated off of a road or other drive so as to cause hose lays from the nearest hydrant in excess of the permitted distances listed in the table in subsection (e) of this section, a sufficient number of hydrants shall be provided on the site meeting all the requirements of this chapter.

4. *Hose lay measurement.* Hose lay measurement shall be the distance from a hydrant, along a road, drive or other traveled way designed to accommodate fire equipment, to the attack location approved by the fire official. Hose lay is not allowed across any collector or arterial road to meet the minimum requirements of this section.

5. *Hydrant specifications and installation.* All fire hydrants shall be of the breakaway design, meeting the specifications of the standard construction details, and specifically approved by the fire and public utilities departments to ensure standardization. The standard hydrant approved for use in the City is the Mueller model A-423. Hydrants shall be installed as depicted in the standard construction details, with the center of the lowest operating outlet no less than eighteen (18) inches above grade, and the top of the operating nut no higher than fifty-four (54) inches above the surrounding grade.

6. *Access and visibility.* Hydrants shall not be located closer than three (3) feet to or more than twenty (20) feet from the edge of a street, drive or other accessway. No fence, tree, post, shrub or other object, which could block the hydrant from normal view or obstruct the hydrant's use shall be located within six (6) feet of the hydrant. Unless otherwise requested by the fire official, the four and one-half-inch large-volume connection shall face the nearest roadway, or if located within a complex or parking area, shall face the nearest traffic way. No hydrant shall be installed where pedestrian or vehicular traffic would interfere with the use of the hydrant.

7. *Ownership and maintenance.* All fire hydrants located on public rights-of-way or designed to serve multiple ownerships shall be conveyed by approved instrument to the Utility Provider. Once the Utility Provider has accepted ownership, the City shall be responsible for the maintenance of these hydrants.

8. *Fire hydrants and mains.* All fire hydrants and mains, including those privately owned, that are connected to the City's potable water system shall conform to City standards. Barrels of privately owned fire hydrants shall be OSHA red.

9. *Additional standards.* If certain items are not directly addressed in this section, recommended standards for waterworks shall be used.

10. *Minimum main size, flow rate and hydrant spacing.* Minimum main size, flow rate and hydrant spacing by land use are as follows:

11.

Table 15.02.03A Minimum Hydrant Spacing By Land Use

TABLE INSET:

Fire Hydrant Maximum		
Land Use	Spacing (feet)	Hose Lay

		(feet)
Group I. Detached single-family and duplexes	600	300
Group II. Townhouses, multifamily buildings less than three stories and no more than 12 units per building	500 or 600 if sprinkled	300
Group III. Multifamily buildings, three or more stories or over 12 units per building, and commercial buildings less than 10,000 square feet and three stories or less	500 or 600 if sprinkled	300
Group IV. Commercial buildings over 10,000 square feet and warehouse and industrial buildings	400 or 500 if sprinkled	300

Interior separations or firewalls shall not be used to reduce the minimum water supply requirements of this section without the explicit written consent of the fire official.

Fire mains to be connected to an existing water line smaller in diameter than that required above may be reduced in size if the design engineer can successfully demonstrate that the required flows can be met with a smaller main.

Note: This table is a guide for the development of new sites and subdivisions, and does not guarantee fire flow adequacy outside of one- and two-family dwelling subdivisions. In those portions of the JPA where existing water mains cannot meet the requirements in this table, other building-specific measures can be used to reduce fire flow.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems, and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans

Designate the Point of Service for Fire Protection Systems. Tamper switches for valves controlling Fire Protection Systems shall be indicated on the Site Plan.

For contracts written after June 30, 2005, the contractor who installs the underground piping from the point of service is responsible for completing the installation to the aboveground connection flange, which by definition in this chapter is no more than 1 foot above the finished floor, before completing the Contractor's Material and Test Certificate for Underground Piping document. Aboveground contractors may not complete the Contractor's Material and Test Certificate for Underground Piping document for underground piping or portions thereof which have been installed by others. (FS 633)

Fire Department Connections shall be identified by a sign that states "No Parking, Fire Department Connection". Appliances shall have a clearance of seven and one half feet in front of and to the sides of the appliances as required by FFPC 1, 18.3.4.2 and FFPC 1, 18.3.4.3
Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

Brian Hawthorne, Fire Inspector
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Division of Building Services
Fifth Floor of Administration Building (Round building)
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Tavares, Florida 32778

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Date: May 23, 2007

To: Stacy Allen

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "Gupta Plaza Office Complex"

Section/Township/Range: 09-22-26

JPA: Clermont

Comments: Project is to be served by central water and sewer from the City of Clermont. No further comments.



City of Clermont Engineering Department

PO Box 120219 Clermont, FL 34712
Phone: (352)241-7335 FAX: (352)394-2379

Memo

To: Rosemary Martin, Lake County Growth Management

From: Gail Hosch, Administrative Assistant
Engineering Department

Date: May 7, 2007

Re: Utility Availability

This letter is in response to request received May 1, 2007, regarding utilities availability for the property located Section 09, Township 22, Range 26, and Alternate Key #s 2997095 and 1819199.

The abovementioned property is located outside the City limits of the City of Clermont, but within the City's water and sewer service area. The City has available capacity to supply the proposed demand.

There is an existing 16 inch water line that runs north and south along CR 455 starting from Hwy 50 ending at the entrance to Arrowhead subdivision.

There is a 10 inch sewer line that runs north and south on CR 455. It also follows west on Old Hwy 50 to the Verde Ridge development on the north side of Old Hwy 50.

This letter is for informational purposes only. This is not an intent to serve. City Council approval will be required. Contact Darren Gray, Assistant City Manager, to proceed with requesting utilities for this project.

Should you require any additional information, please contact me at (352) 241-7335 Ext. 311 or ghosch@clermontfl.org.

Thank you.